



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 21, 2005

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 523388

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 20, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Marilyn Mirrasoul, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to mmirrasoul@saniego.gov with the Project Number in the subject line.

General Project Information:

- Project No. **41014**, SCH No. **Pending**
- Community Plan Area: **La Jolla**
- Council District: **1**

Subject: CAMINO DE LA COSTA DRAIN: Site Development Permit and Coastal Development Permit for the reconstruction of a storm drain, demolition of the existing drain inlet and pipe, the filling of two sea caves and the construction of a retaining seawall at 5998 Camino De La Costa in the La Jolla Community. The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: City of San Diego, Engineering and Capital Improvements Department

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): Visual Quality.

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Marilyn Mirrasoul at (619) 446-5380. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Morris Dye at (619) 446-5201. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 21, 2005.

Chris Zirkle, Assistant Deputy Director, Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 41014
SCH No. Pending

SUBJECT: CAMINO DE LA COSTA DRAIN: Site Development Permit and Coastal Development Permit for the reconstruction of a storm drain, demolition of the existing drain inlet and pipe, filling of two sea caves, and the construction of a retaining seawall at 5998 Camino De La Costa in the La Jolla Community. (JO 523388)

Applicant: City of San Diego Engineering and Capital Projects Department

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Visual Quality. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General:

1. The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "The Camino De La Costa Drain Project is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 41014)."
2. The pre-construction meeting shall include staff from the City's Mitigation Monitoring Coordination (MMC) Section.

Visual Quality

3. Prior to the preconstruction meeting, the applicant shall obtain concurrence from the ADD that the construction plans clearly include the following:

Erodible concrete which is sculpted, textured, and colored to resemble the adjacent cliffs and rocks shall be used for the construction of the retaining wall and filling of two sea caves.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego:

Council District 1, Councilmember Scott Peters
La Jolla/Riford Branch Library (81)
Library (81)
Engineering and Capital Projects (86)
Park and Recreation (89)
Wetland Advisory Board (91A)
Planning Department

Federal and State Agencies:

U.S. Environmental Protection Agency (19)
U.S. Fish & Wildlife Service (23)
U.S. Army Corps of Engineers (26)
Resources Agency (43)
CA Regional Water Quality Control Board (44)
State Clearinghouse (46)
California Coastal Commission (47)
California State Coastal Conservancy (54)

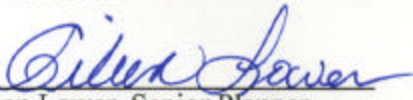
Others:

Sierra Club (165)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
Center for Biological Diversity (176)
Endangered Habitats League (182)
La Jolla Shores Association (272)
La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Community Planning Association (275)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, and any Initial Study materials are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Eileen Lower, Senior Planner
Development Services Department

March 21, 2005
Date of Draft Report

Analyst: Mirrasoul

Date of Final Report

City of San Diego
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 41014

SUBJECT: CAMINO DE LA COSTA DRAIN: Site Development Permit and Coastal Development Permit for the reconstruction of a storm drain, demolition of the existing drain inlet and pipe, the filling of two existing sea caves and the construction of a retaining seawall at 5998 Camino De La Costa in the La Jolla Community. (JO 523388)

Applicant: City of San Diego Engineering and Capital Projects Department

I. PURPOSE AND MAIN FEATURES:

The proposed Site Development and Coastal Development Permits to be considered by the Hearing Officer (Process 3) would allow for the reconstruction of a storm drain, the demolition of the existing drain inlet and pipe, the filling of two sea caves, and the construction of a retaining seawall at the west end of Camino De La Costa. The project will need Coastal Development Permits from both the City of San Diego and the California Coastal Commission since the site is located within both jurisdictions (See Figures 1 & 2).

Storm Drain

This project was designed to address a deteriorated storm drain and the extensive erosion undermining the public street, public sidewalk, and Sewer Pump Station No. 20. The existing 18-inch storm drain box and drainpipe would be demolished, removed and replaced with an 18-inch diameter angle drilled conduit extending through a reinforced shotcrete wall and a new curb inlet box.

Cliff Stabilization

The cliff erosion would be addressed by filling in two sea caves underneath the cliff and constructing a seawall to replace the cliff broken away underneath the street. The sea caves would be filled with an erodible concrete fill which would be carved and sculpted to match that of the adjacent formational material. The proposed seawall and sea cave infill construction would require the preparation of the existing bluff face, formwork, trenching into formational material, installation of steel anchors and reinforcement, and the application of structural shotcrete to conform to these surfaces. The shotcrete would be textured, carved and/or sculpted and colored to blend into the natural coastal bluffs. A chemical stain that reacts with the alkalinity of the shotcrete would be used to provide a mottled natural appearance similar in color to that of the adjacent surfaces. Minimal excavation of loose and formational materials would be required resulting in a stabilized area with a free-form uneven rocklike surface (See Figures 3A & B).

Construction/Public Access

The contractor would be required to maintain access to all private driveways, public streets, and the sidewalk and beach access stairway at all times. The work hours would be limited to 7:00 am

to 5:30 pm from Monday through Friday for a maximum of six weeks. Weekend construction would only be allowed with special permission from the City of San Diego. No holiday work would be allowed.

The work would occur immediately adjacent to the eroding cliff with minimal disturbance to the sand and unvegetated, intertidal areas. The excavated beach sand would be redeposited on the beach and the local sand or cobbles would not be used for backfill or construction material. Storage of construction materials and/or waste would not be allowed where it could potentially be subject to wave erosion and dispersion. No machinery would be allowed to be placed or stored in the intertidal zone. Washing of construction equipment would not be allowed on the beach or anywhere else on the site. A paved portion of the end of the Camino De La Costa public street would be used as a temporary material and equipment staging area which would be vacated during non-work hours. The other portion of the end of Camino De La Costa would be fenced off for construction and used as a contractor staging area.

II. ENVIRONMENTAL SETTING:

The project site is located at the west end of Camino De La Costa in the La Jolla Community. A public sidewalk and stairway providing access south to the beach is located on the east side of the site. The street is located within a single family area with the public beach located to the south of the site (See Figures 1 & 2). The site is located within the Coastal Overlay Zone (Appealable Area); the Sensitive Coastal Overlay Zone, the Beach Parking Impact Overlay Zone, and the La Jolla Community Plan and Local Coastal Program areas.

The site is not located within or adjacent to the City of San Diego's Multi-Habitat Planning Area (MHPA).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The attached Initial Study Checklist summarizes the environment issues that were considered during the review of the project. Of these, the following environmental issue was considered during the in depth review of the project and was determined to be potentially significant. All referenced reports are available for public review at the offices of the Land Development Review Division at the above address.

Visual Quality

According to the City's Significance Thresholds a project that would substantially block a view through a designated public view corridor may result in a significant visual impact. The Local Coastal Program identifies the western end of Camino De La Costa as a location of significant public visual access as well as a site of natural physical access. As described by the La Jolla Community Plan, Subarea G: La Jolla Hermosa, the area has both an unobstructed, framed view down a public right-of-way (View Corridor), and a view over private properties from a public right-of way (Scenic Overlook). The project would be located within the right-of-way and sea cliff, and would not block the view from the public right-of-way as identified in the La Jolla Community Plan, the General Plan or the Local Coastal Program. The project, therefore, would not result in a significant public view impact.

The City's Significance Thresholds state that a significant visual impact could result from a project that includes a shoreline protection device in a scenic high public use area unless the adjacent bluff areas are similarly protected. The project includes a seawall, and the immediately adjacent bluffs are not similarly protected, although the residence to the north of the site is protected by a large concrete seawall. In order to mitigate the potential visual impact of a new seawall, the proposed project would be required to preserve the natural character of the area by constructing a retaining wall and filling two sea caves using erodible concrete which would be sculpted, textured, and colored to resemble the adjacent cliffs and rocks (See Figures 3A & B). The seawall would not be a standalone element. It would become a part of the bluff and would blend visually with the adjacent bluffs. Compliance with this mitigation measure would mitigate any significant visual impacts to below a level of significance.

The following environmental issue was considered during the in depth review of the project and was determined not to be significant.

Geologic Conditions

According to the City's Significance Thresholds, developments that would expose people to geologic hazards or create a substantial increase in wind or water erosion of soils could result in a significant geologic impact. The proposed project was designed to improve the existing conditions of the site. A "Response to Environmental Review Comments, Storm Drain Rehabilitation, 5998 Camino De La Costa" (December 2, 2004) was prepared by TerraCosta Consulting Group to address whether or not the proposed project would contribute to the erosion of the adjacent public beaches or adversely impact the local shoreline sand supply. According to the report, the proposed project would create a relatively small "naturalized" seawall essentially replicating the adjacent coastal bluffs. The proposed wall would cover a localized area of increased erosion potential that would eventually undermine the street-end improvements and eventually the sewer pump station. The report concluded that the project design would minimize the erosion of the public beach. The only redirection of wave energy anticipated would be the elimination of the limited wave focusing within the two sea caves that have continued to accelerate erosion in the area. According to geology staff, the geotechnical aspects of the project have been adequately addressed. Since no significant geologic impacts have been identified, no mitigation would be required.

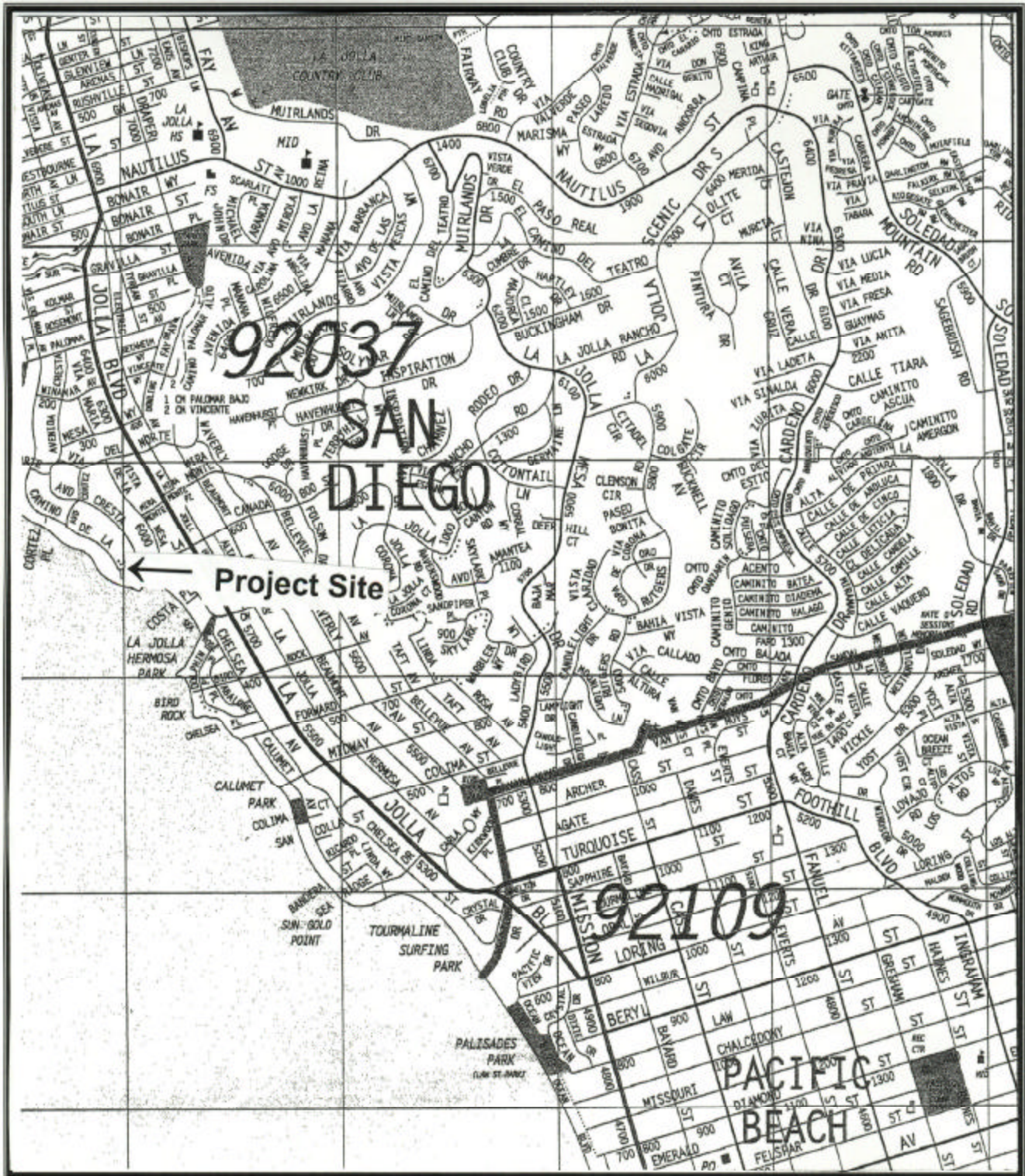
V. RECOMMENDATION:

On the basis of this initial evaluation:

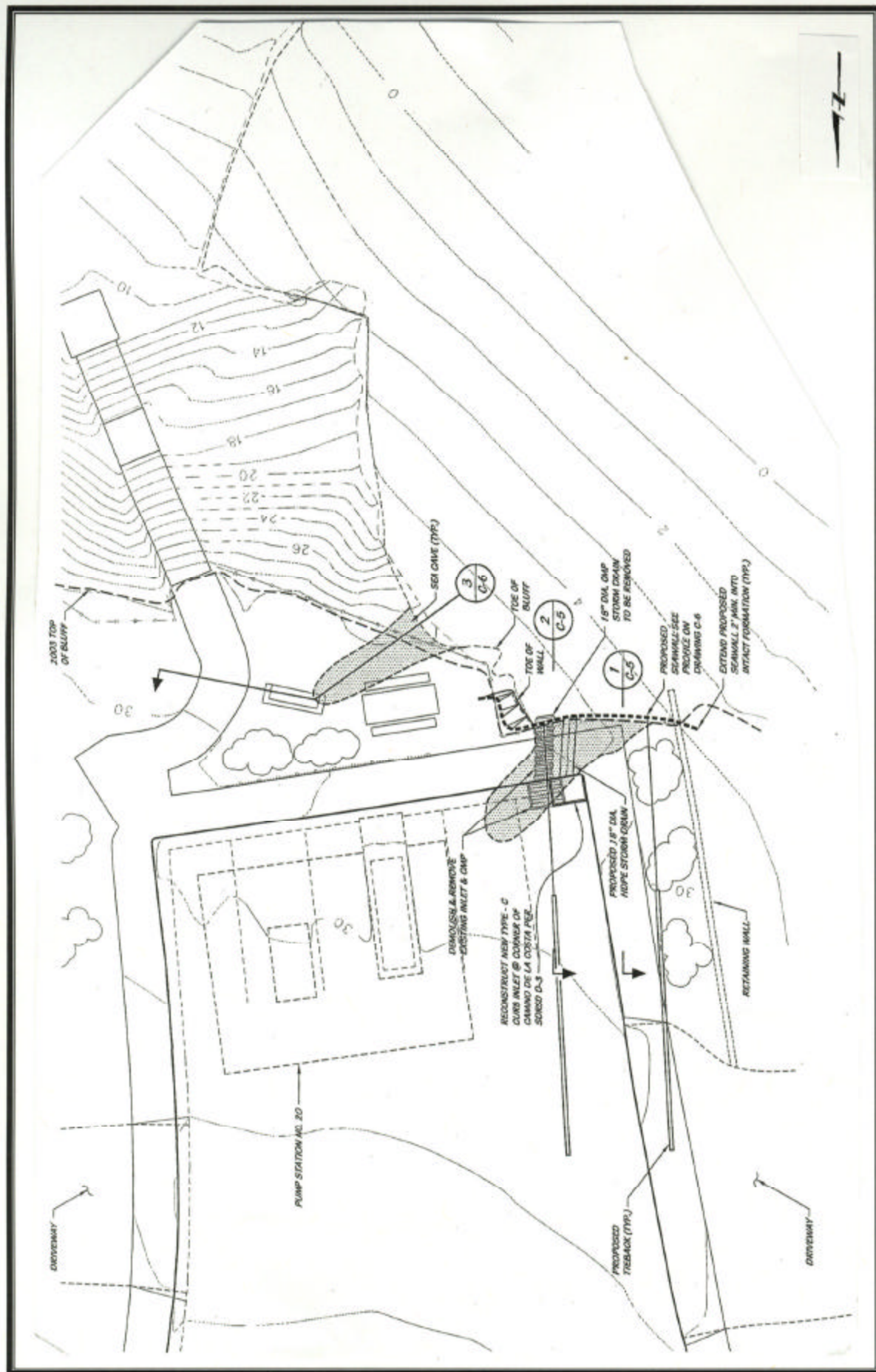
- ☒ The proposed project would not have a significant effect on the environment, and a **NEGATIVE DECLARATION** should be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A **MITIGATED NEGATIVE DECLARATION** should be prepared.
- ☐ The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** should be required.

PROJECT ANALYST: Mirrasoul

Attachments: Figure 1 - Location Map
 Figure 2 - Site Map
 Figures 3A, 3B - Elevations
 Initial Study Checklist



Location Map – Camino De La Costa Drain
Environmental Analysis Section Project No. 41014
CITY OF SAN DIEGO • DEVELOPMENT SERVICES



Site Plan – Camino De La Costa Drain
Environmental Analysis Section - Project No. 41014
CITY OF SAN DIEGO · DEVELOPMENT SERVICES





Figure
3B

Cliff Elevation Post-Project Simulation – Camino De La Costa Drain
Environmental Analysis Section - Project No. 41014
CITY OF SAN DIEGO • DEVELOPMENT SERVICES





Figure

3A

Existing Cliff Elevation – Camino De La Costa Drain
Environmental Analysis Section - Project No. 41014
CITY OF SAN DIEGO • DEVELOPMENT SERVICES



Initial Study Checklist

Date: March 8, 2005

Project No.: 41014

Name of Project: Camino De La Costa Drain

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|---|---|---|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>The proposed project is located below the public viewing area.</u> | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>The project's proposed retaining wall would mimic the adjacent natural cliff.</u> | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>See I-B.</u> | — | — | <u>X</u> |
| D. Substantial alteration to the existing character of the area?
<u>See I-B.</u> | — | — | <u>X</u> |
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
<u>The project would not require the removal of any trees.</u> | — | — | <u>X</u> |
| F. Substantial change in topography or ground | | | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
surface relief features? <u>See I-B.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>See I-C.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>No lighting is proposed.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The project would not create substantial new shaded areas.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is not suitable for sand and/or gravel extraction.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The project site is not suitable for agricultural uses.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The proposed project would comply with construction standards which prevent conflict with or obstruction of any air quality plan.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III-A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See III-A.</u>			
D. Create objectionable odors affecting a substantial number of people? <u>The proposed project is a storm drain replacement and is not anticipated to create objectionable odors.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction and would be controlled using standard construction techniques.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>The proposed storm drain replacement, filling of two existing sea caves and construction of a retaining wall would not significantly alter the movement of air at this public beach.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>The proposed is not expected to significantly alter ambient conditions.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>Construction equipment would not be allowed in the intertidal zone.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV-A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>No landscaping is associated with this project</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IV-A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See IV-A.</u>			
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>The project would require the filling of two existing sea caves and the construction of a sea wall. See Initial Study Discussion.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The proposed project is not located within or adjacent to the MHPA.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed project construction would require typical levels of energy.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	—	—	<u>X</u>
VI. GEOLOGIC CONDITIONS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>Utilization of generally accepted engineering techniques would prevent impacts from geologic hazards.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>Best Management Practices would be used to prevent erosion; and the project has been designed to minimize erosion. See Initial Study discussion.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site			

	Yes	Maybe	No
landslide, lateral spreading, subsidence, liquefaction or collapse?	—	—	<u>X</u>
<u>The project site is located within geologic hazard category 43 which is considered to be generally unstable with local high erosion. The project would improve the site stability through filling of sea caves and protection the bluff with shotcrete. Standard construction practices would preclude hazards.</u>			
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site?	—	—	<u>X</u>
<u>While the site is located in an area of high sensitivity for archaeology, the project would require minimal removal of eroded geologic formational surface material for the construction of the sea wall and filling of the sea caves. The installation of a new storm drain would occur immediately adjacent to the existing drain underneath the existing street.</u>			
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?	—	—	<u>X</u>
<u>See VII-A.</u>			
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?	—	—	<u>X</u>
<u>See VII-A.</u>			
D. Any impact to existing religious or sacred uses within the potential impact area?	—	—	<u>X</u>
<u>No such uses occur on the project site.</u>			
E. The disturbance of any human remains, including those interred outside of formal cemeteries?	—	—	<u>X</u>
<u>No human remains are expected to be found in the geologic formations that would be affected by construction.</u>			
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project would replace an existing storm drain and would stabilize the cliff adjacent to Pump Station No. 20.</u>			
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>The project does not propose to transport or utilize hazardous materials.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII-B.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>This project would not impact existing emergency plans.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The project site is not located on such a list.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII-A.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Adherence to City and State Stormwater Standards would preclude impacts.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See IX-A.</u>			
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX-A and Initial Study Discussion.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See IX-A.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX-A.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>This public improvement project would not require an amendment to the community plan.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project site is not within or adjacent to the MHPA. No conflict with adopted environmental plans is anticipated.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The project is the replacement of an existing storm drain located at the west end of Camino De La Costa.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>The proposed project is not located within a CLUP.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>A temporary increase in noise within acceptable City thresholds would occur during standard construction hours.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The noise levels at the site would fall within the allowable levels.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>No impact on transportation noise levels is anticipated.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>A significant impact on paleontological resources is not anticipated since minimal excavation into Point Loma and Bay Point Formations would occur.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed public improvement project would serve the existing population.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>No housing would be constructed or displaced.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII-C.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>The proposed project would be served by Fire Station Nos. 13, 16, and 21; however, the storm drain facility is not anticipated to need such services.</u>	—	—	<u>X</u>
B. Police protection? <u>Police services would be provided by the Northern Command. See also XIV-A.</u>	—	—	<u>X</u>
C. Schools? <u>The proposed project does not include residential use.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>The proposed project would maintain beach access both during and after construction.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The proposed project would replace an existing storm drain and stabilize the cliff adjacent to Pump Station No. 20 at the end of Camino de la Costa.</u>	—	—	<u>X</u>
F. Other governmental services? <u>See XIV-E.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed project would not negatively impact recreational facilities. See XIV-D.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	—	—	<u>X</u>

See XV-A.

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| A. Traffic generation in excess of specific/
community plan allocation?
<u>The proposed public improvement project would not
construct traffic generating facilities.</u> | — | — | <u>X</u> |
| B. An increase in projected traffic which is substantial in
relation to the existing traffic load and capacity of the
street system?
<u>See XVI-A.</u> | — | — | <u>X</u> |
| C. An increased demand for off-site parking?
<u>No significant impacts on parking are anticipated and no
construction would occur during weekends or holidays.
See Initial Study Project Description.</u> | — | — | <u>X</u> |
| D. Effects on existing parking?
<u>See XVI-C.</u> | — | — | <u>X</u> |
| E. Substantial impact upon existing or planned
transportation systems?
<u>See XVI-A.</u> | — | — | <u>X</u> |
| F. Alterations to present circulation movements
including effects on existing public access to
beaches, parks, or other open space areas?
<u>See XVI-C. Access to private driveways, public
streets, sidewalks and beach access stairways would
be maintained at all times during construction.</u> | — | — | <u>X</u> |
| G. Increase in traffic hazards for motor vehicles,
bicyclists or pedestrians due to a proposed, non-
standard design feature (e.g., poor sight distance or
driveway onto an access-restricted roadway)?
<u>The project would be consistent with City of San
Diego Traffic Safety Standards.</u> | — | — | <u>X</u> |
| H. A conflict with adopted policies, plans or programs
supporting alternative transportation models (e.g.,
bus turnouts, bicycle racks)?
<u>See XVI-A.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Existing utilities are adequate.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XIV-A.</u>	—	—	<u>X</u>
C. Water? <u>See XIV-A.</u>	—	—	<u>X</u>
D. Sewer? <u>The proposed public improvement project would stabilize the cliff adjacent to Sewer Pump Station No. 20.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>The proposed project would replace a deteriorating storm drain.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XIV-A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Typical construction usage would occur.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>No landscaping is proposed.</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>No significant impacts are anticipated.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)</p> <p><u>No significant impacts are anticipated.</u></p>	—	—	<u>X</u>
<p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)</p> <p><u>Adherence to the City's Stormwater Standards would preclude a considerable contribution to cumulative impacts.</u></p>	—	—	<u>X</u>
<p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>No significant impacts are anticipated.</u></p>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources – N/A

- ☐ City of San Diego Progress Guide and General Plan.
- ☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- ☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- ☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- ☐ Site Specific Report: _____.

III. Air – N/A

- ☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
- ☐ Regional Air Quality Strategies (RAQS) - APCD.
- ☐ Site Specific Report: _____.

IV. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report:
- V. Energy – N/A**
-
- VI. Geology/Soils**
- ☒ City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ☒ Site Specific Report: "Response to Environmental Review Comments, Storm Drain Rehabilitation, 5998 Camino de la Costa" (December 2, 2004) prepared by TerraCosta Consulting Group.
- VII. Historical Resources**
- City of San Diego Historical Resources Guidelines.
- ☒ City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report:
- VIII. Human Health / Public Safety / Hazardous Materials**
- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.

- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use Plan.
- Site Specific Reports:
- IX. Hydrology/Water Quality – N/A**
- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list, dated July 2002, http://www.swrcb.ca.gov/tmdl/303d_lists.html.
- Site Specific Reports:
- X. Land Use**
- City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- Airport Comprehensive Land Use Plan
- ☒ City of San Diego Zoning Maps
- FAA Determination
- XI. Noise – N/A**
- Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps.
- Brown Field Airport Master Plan CNEL Maps.

- Montgomery Field CNEL Maps.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- City of San Diego Progress Guide and General Plan.
- Site Specific Report:

XII. Paleontological Resources

- City of San Diego Paleontological Guidelines.
- X Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- Site Specific Report:_____.

XIII. Population / Housing – N/A

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Series 8 Population Forecasts, SANDAG.
- Other:_____.

XIV. Public Services – N/A

- City of San Diego Progress Guide and General Plan.
- Community Plan.

XV. Recreational Resources

- City of San Diego Progress Guide and General Plan.
- X Community Plan.
- Department of Park and Recreation
- City of San Diego - San Diego Regional Bicycling Map
- Additional Resources: _____.

XVI. Transportation / Circulation – N/A

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- San Diego Region Weekday Traffic Volumes, SANDAG.
- Site Specific Report:

XVII. Utilities – N/A

- _____.

XVIII. Water Conservation – N/A

- Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.